

Medburn House

ELSTREE

HERTFORDSHIRE





GATED ENTRANCE

Medburn House

6 BEDROOMS

5 RECEPTION ROOMS

STUNNING COURTYARD

ACCOMMODATION OF APPROXIMATELY 5134 SQ FT

An outstanding opportunity to purchase this unique former Victorian school house circa 1830's set in grounds in excess of 1.3 acres, which has been beautifully refurbished and restored by the current owners. The property provides bright and spacious living accommodation boasting in excess of 5000 sq ft. The accommodation comprises; large welcoming entrance hallway, kitchen/breakfast room, conservatory, entertainment room, sitting room, living room, guest bedroom with en suite and dressing room and 2 guest W/C's. The first floor comprised of: Master bedroom with en-suite, dressing room & balcony, bedroom 2 which has now been divided into 2 double bedrooms with luxury ensuite, three further double bedrooms, one with en-suite bathroom and a family bathroom. Medburn House has beautifully landscaped and stylised gardens, an outdoor heated swimming pool with summer house, Italian water garden, courtyards, herb garden, children's play area, an area available for an outdoor tennis court and a large gravel driveway with ample off-street parking. The property boasts spectacular views overlooking greenbelt to the rear.

Location:

Located on the Elstree/Radlett boarder, Radlett enjoys excellent communication links in and out of London, and the property is within easy walking distance of Radlett Thameslink rail station with fast service into London St Pancras (approx 28 mins), shops, restaurants and places of worship. Many of the residents are regular users of the service in and out of town, making Radlett one of the key areas for those looking for fine homes within such an easy commute of the capital. An excellent selection of schools are nearby including Edge Grove, Manor Lodge, Haberdasher's Aske's, Yavneh College and Aldenham. Radlett also has an excellent road network with easy access to the M25, M1, A1 and other key routes are also close.



ENTRANCE



ENTRANCE HALLWAY



DINING/RECEPTION ROOM



DINING/ RECEPTION ROOM



SITTING ROOM



FAMILY ROOM



KITCHEN / BREAKFAST ROOM



KITCHEN / BREAKFAST ROOM



CONSERVATORY



LOUNGE



LOUNGE



MASTER BEDROOM



MASTER DRESSING ROOM



MASTER ENSUITE



BALCONY



NOW BEDROOM 2 & 3



BEDROOM 2 & 3 ENSUITE



Laugh Live
Love
beyond words
every moment
every day

BEDROOM 5



GARDEN



GARDEN



ITALIAN WATER GARDEN



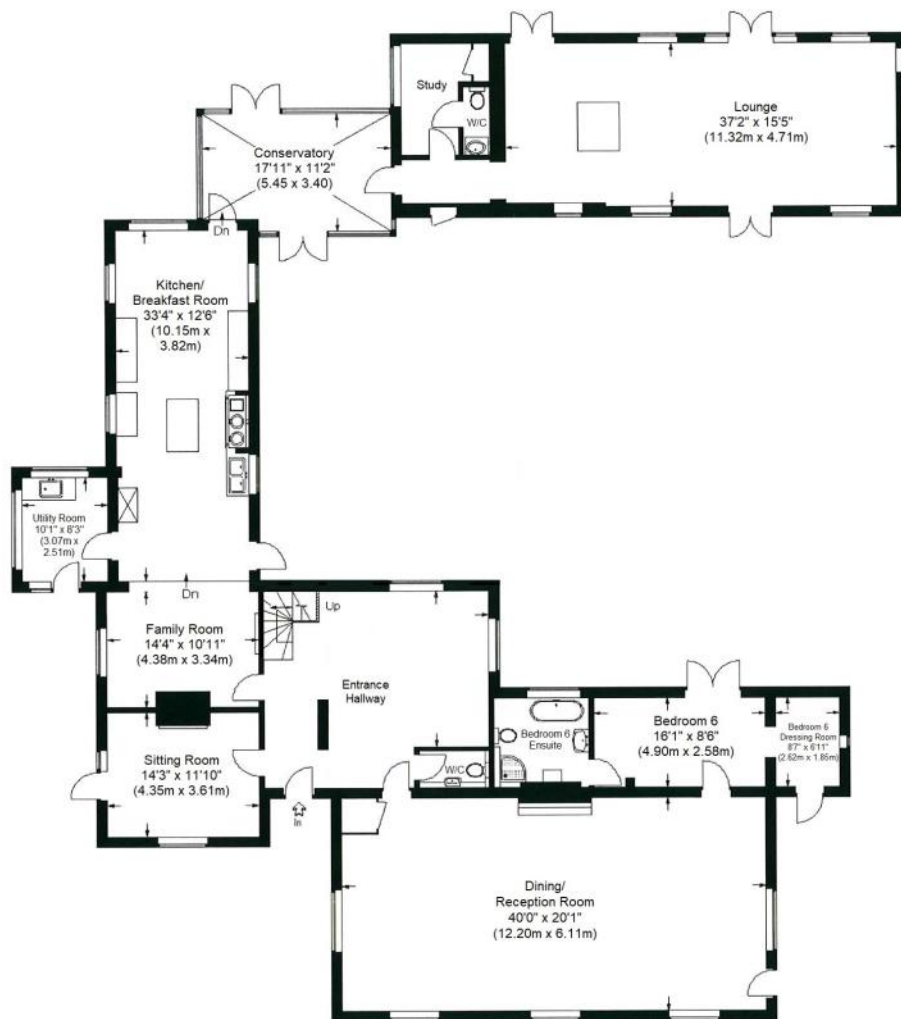
SWIMMING POOL



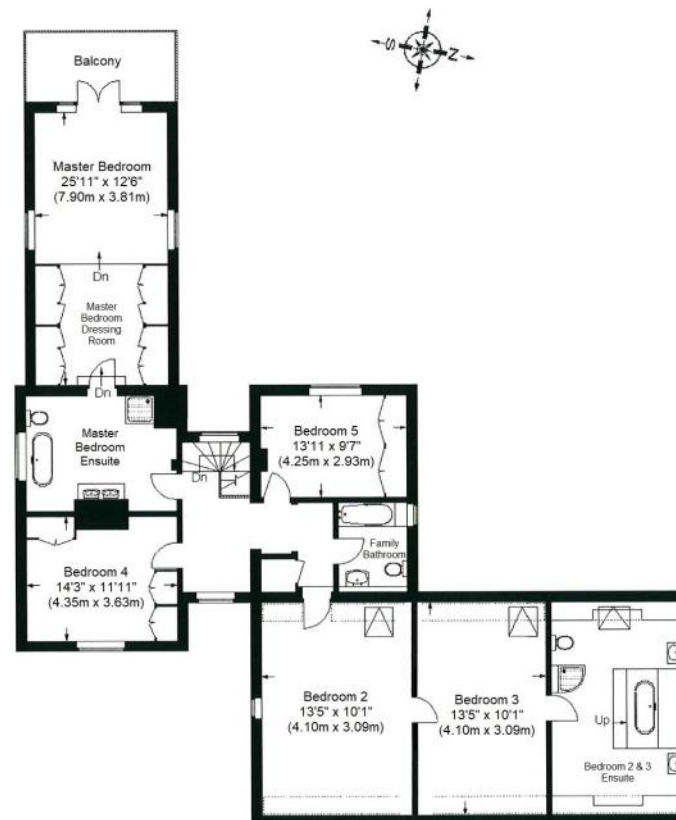
HERB GARDEN



COURTYARD



GROUND FLOOR



FIRST FLOOR

MEDBURN HOUSE, WATLING STREET, WD6

APPROX GROSS INTERNAL AREA - 5134 SQ FT (477 SQ M)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GROUND FLOOR	FEET (METRE)		
ENTRANCE HALLWAY			
DINING/ RECEPTION ROOM	40'0" x 20'1"	-	12.20m x 6.11m
SITTING ROOM	14'3" x 11'10"	-	4.35m x 3.61m
FAMILY ROOM	14'4" x 10'11"	-	4.38m x 3.34m
KITCHEN/ BREAKFAST ROOM	33'4" x 12'6"	-	10.15m x 3.82m
CONSERVATORY	17'1" x 11'2"	-	5.45m x 3.40m
LOUNGE	37'2" x 15'5"	-	11.32m x 4.71m
UTILITY ROOM	10'1" x 8'3"	-	3.07m x 2.51m
STUDY			
W/C			
BEDROOM 6	16'1" x 8'6"	-	4.90m x 2.58m
BEDROOM 6 ENSUITE			
BEDROOM 6 DRESSING ROOM	8'7" x 6'11"	-	2.62m x 1.85m
W/C			

FIRST FLOOR	FEET (METRE)		
MASTER BEDROOM	25'11" x 12'6"	-	7.90m x 3.81m
MASTER BEDROOM DRESSING ROOM			
MASTER BEDROOM ENSUITE			
BALCONY			

FIRST FLOOR (CONTINUED)	FEET (METRE)		
BEDROOM 2	13'5" x 10'1"	-	4.10m x 3.09m
BEDROOM 3	13'5" x 10'1"	-	4.10m x 3.09m
BEDROOM 2 & 3 ENSUITE			
BEDROOM 4	14'3" x 11'11"	-	4.35m x 3.63m
BEDROOM 5	13'11" x 9'7"	-	3.29m x 2.1m

- EXTERIOR
- GROUNDS OF APPROX 1.3 ACRES
- GATED ENTRANCE
- AMPLE OFF STREET PARKING
- OUTDOOR SWIMMING POOL
- SUMMER HOUSE
- AREA FOR TENNNIS COURT
- PATIO DINING AREA
- ITALIAN WATER GARDEN
- HERB GARDEN
- CHILDRENS PLAY AREA
- LANDSCAPED GARDENS
- GREENBELT VIEWS

APPROXIMATE GROSS INTERNAL AREA
5134 SQ FT / 477 SQ M
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

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LAND AND VIEWS

